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DEPARTMENT OF CITY PLANNING 450 McAllister St. - 5th Floor

(415)558-5260

NOTICE THAT AN
ENVIRONMENTAL IMPACT REPORT
IS DETERMINED TO BE REQUIRED

DOCUMENTS DEPT.

JUN 28 1983

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Date of this Notice: June 24, 1983

Lead Agency: City and County of San Francisco, Department of City Planning
450 McAllister St. - 5th Floor, San Francisco CA 94102

Agency Contact Person: Diane Oshima

Tel: (415) 558-5260

Project Title: 83.75E Office Building

Project Sponsor:

Project Contact Person:

Project Address: 49 Stevenson Street at Ecker Street

Assessor's Block(s) and Lot(s): Lots 38, 39 and 40, Assessor's Block 3708

City and County: San Francisco

Project Description: New construction of a 22-story office building containing approximately 157,000 gross square feet of office space and 14,900 gross square feet of ground floor commercial space, requiring demolition of two structures (one four stories, the other one story), providing no parking spaces.

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15081 (Determining Significant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to Prepare an EIR), and the following reasons, as documented in the Initial Evaluation (initial study) for the project, which is on file at the Department of City Planning:

Please see the attached Initial Study

Deadline for Filing of an Appeal of this Determination to the City Planning Commission: July 5, 1983.

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a \$35.00 filing fee.

Alec S. Bash
Alec S. Bash, Environmental Review Officer

D REF 711.4097 F779i

49 Stevenson Street
Project : final initial
1983.

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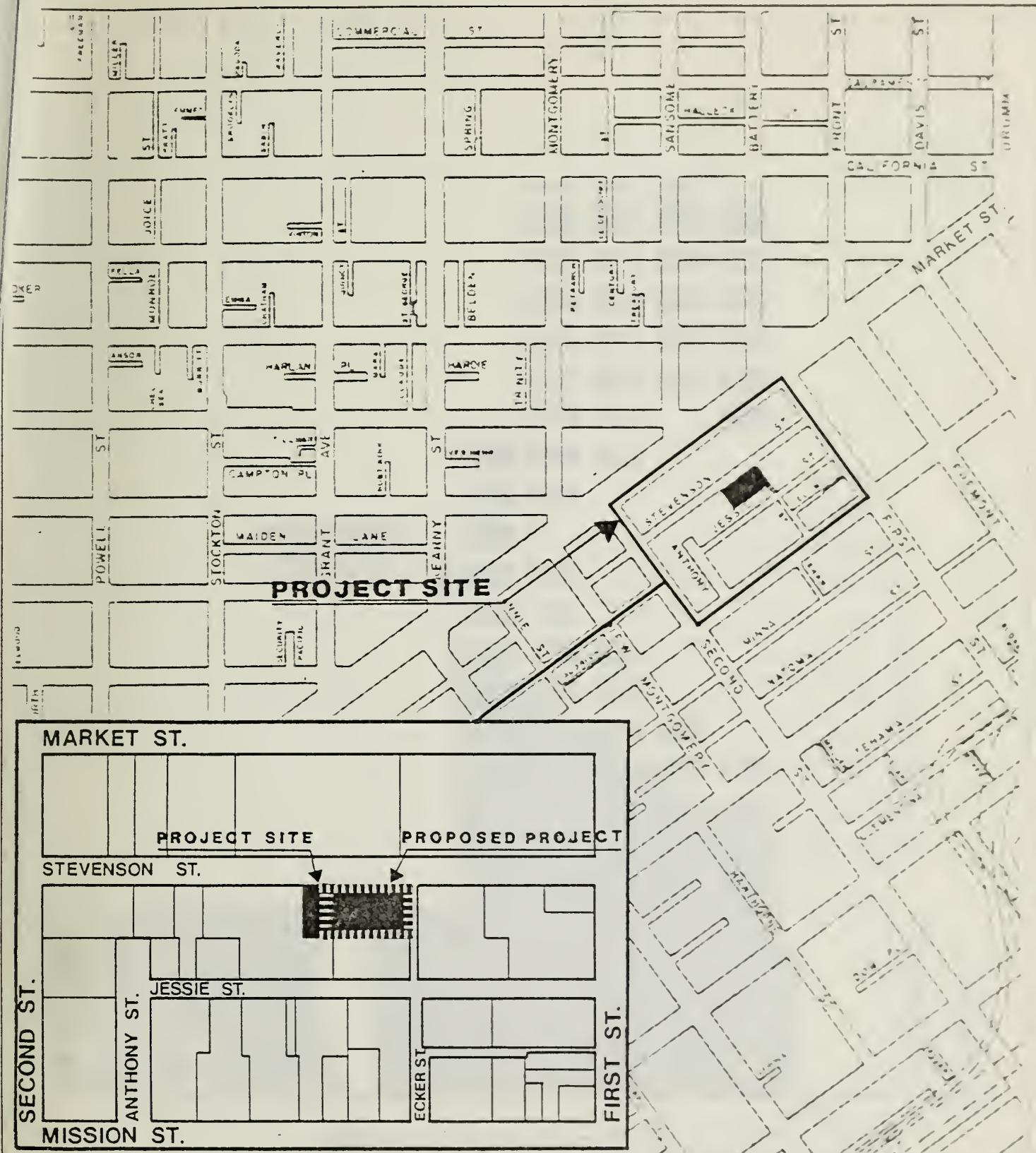
FINAL INITIAL STUDY
49 STEVENSON STREET PROJECT
83.75E
June 24, 1983

I. PROJECT DESCRIPTION

The proposed 49 Stevenson Street project would be a mixed-use development containing retail/restaurant space on the ground and second floors with offices above. The project site is located on Assessor's Block 3708, Lots 38, 39 and 40, and is approximately 12,800 square feet. The site is in a C-3-O (Downtown Office) district, the City's central business district, at the southwest corner of Stevenson and Ecker Streets (Figure 1, page 2).

The proposed project site currently contains three buildings. Lot 40 (49 Stevenson) is currently developed with a four-story, 35,800-square-foot building containing a basement, a ground-floor restaurant and three floors of offices. Lot 39 (53 Stevenson) is developed with a one-story, 1,900-square-foot building, currently occupied by the Yank Sing Restaurant. Both structures would be demolished and replaced with the proposed project; existing businesses would be relocated within the new structure to the extent possible. Lot 38 (55 Stevenson) is developed with a four-story, 7,700-square-foot building, currently containing approximately 1,900 square feet of restaurant space and 5,800 square feet of office space.

The project sponsor, Northwest Projects Associates Limited Partnership, proposes to construct a 22-story office building with utility services in the basement and commercial uses on the ground and second floors (Figure 2, page 3). The total structure, including office, commercial, mechanical and service space, would comprise approximately 186,500 gross square feet and rise 288 feet above grade (excluding mechanical penthouse). Of the gross square footage, about 157,000 square feet of office space and 14,900 square feet of commercial space would be provided. The proposed project would not provide parking. Pedestrian and handicap access to the ground floor of the proposed building would be from both Stevenson and Ecker Streets; pedestrians would also be able to enter at the second level via escalator from Ecker Street. Access to the project's two loading docks would be from Stevenson Street. The project architect is Clifford Moles Associates of San Francisco.



NO SCALE



SOURCE: EIP

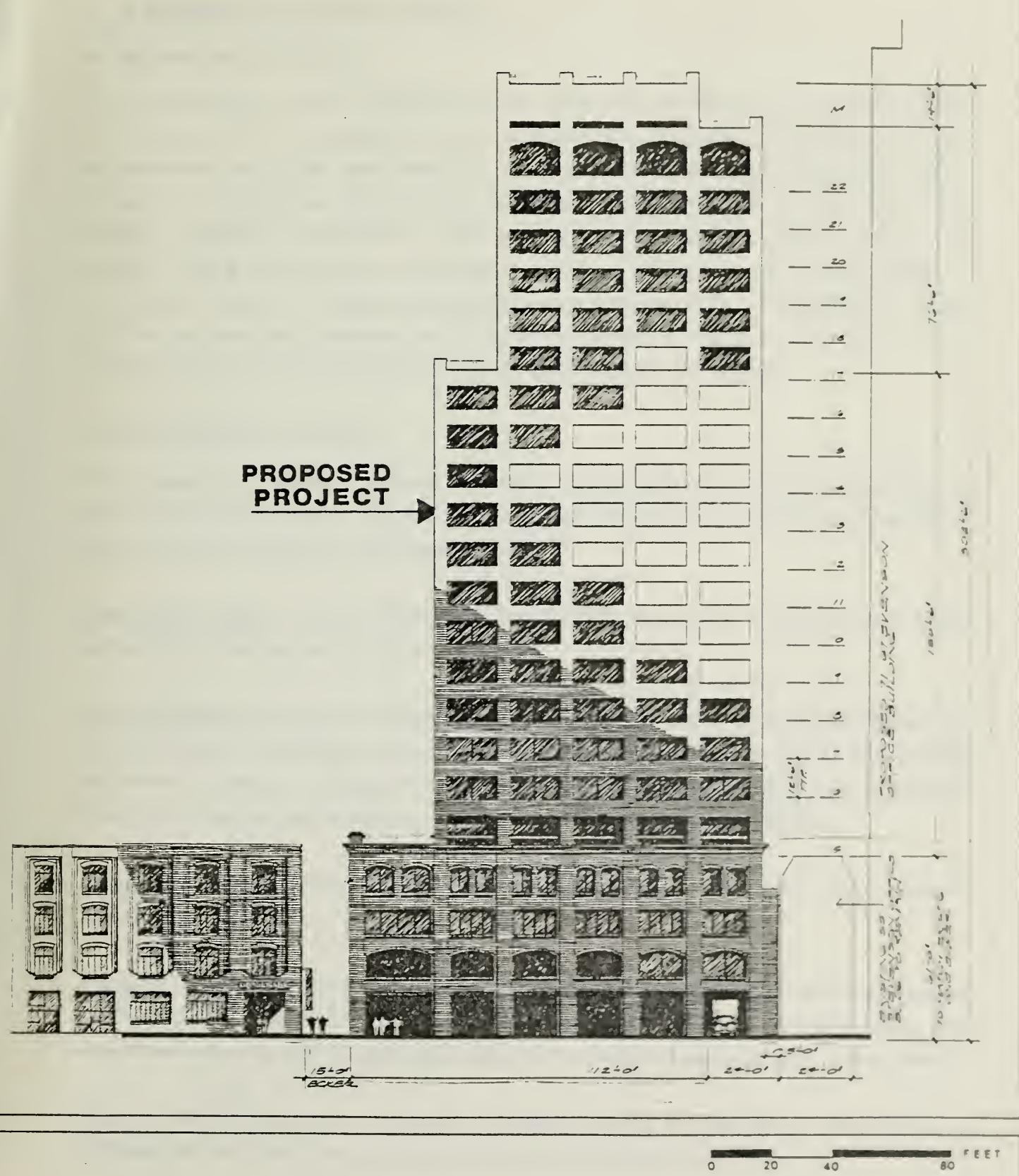
SITE LOCATION

1

A very faint, light-colored watermark or background image of a classical building with four columns and a triangular pediment is visible across the entire page.

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<https://archive.org/details/49stevensonstree2419sanf>



SOURCE: CLIFFORD MOLES ASSOCIATES

STEVENSON STREET ELEVATION

2

II. SUMMARY OF POTENTIAL EFFECTS

A. SIGNIFICANT EFFECTS

The 49 Stevenson project is examined in this Initial Study to identify its potential effects on the environment. The proposed project may generate environmental impacts that could be considered significant and these will be analyzed in an environmental impact report. Potential environmental effects from the project include effects on land use; visual quality; population; transportation and circulation; construction noise; cumulative air quality impacts, sun shading and localized impacts in wind patterns; project-generated and cumulative impacts on energy consumption; project-generated and cumulative impacts for fire and emergency response; and cultural/architectural impacts. These issues will be covered further in an environmental impact report (EIR) for the project.

B. INSIGNIFICANT EFFECTS

The proposed 49 Stevenson project would not have significant environmental effects on the areas indicated below. These potential environmental issues require no further study and will not be addressed in the subsequent EIR.

Operational Noise: After completion, the project would not increase noise levels perceptibly in the project vicinity.

Utilities/Public Services: With the exception of fire services, the increased demand for public services and utilities generated by the proposed project would not require additional personnel or equipment and requires no further study. A discussion of project-related and cumulative demands for fire services will be included in the EIR.

Biology: The project would have no effect on plant or animal life as the site is presently covered by buildings.

Hazards: The proposed project would not be affected by hazardous uses or health hazards in the area nor would there be a potential for health hazard. An evacuation and emergency response plan would be developed by the project sponsor as part of the project.

Water: The site is currently covered by buildings with no surface water. Alterations to drainage patterns, therefore, will not be discussed in the subsequent EIR.

Archaeological Resources: Project excavation would occur in previously disturbed soils, therefore, the potential for encountering archaeological resources during construction would be limited. The project sponsor has included a mitigation measure addressing this improbable impact.

Project-generated Air Quality Impacts: Project operation would not violate any ambient air quality standard, expose any sensitive receptors to air pollutants or create any objectionable odors.

III. ENVIRONMENTAL EVALUATION CHECKLIST

A. COMPATIBILITY WITH EXISTING ZONING AND PLANS

Could the project:

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
1. Require a variance, special authorization, or change to the City Planning Code or Zoning Map?	—	X	X
*2. Conflict with the Comprehensive Plan of the City and County of San Francisco?	—	X	X
*3. Conflict with any other adopted environmental plans and goals of the City or Region?	—	X	X

The proposed project would not require a variance or special authorization but would be subject to Discretionary Review by the City Planning Commission. The project would generally respond to the City's Comprehensive Plan and would not conflict with adopted environmental plans and goals of the City and region. The compatibility of the proposed project with specific goals in the Comprehensive Plan will be discussed in the EIR.

B. ENVIRONMENTAL EFFECTS

1. Land Use. Could the project:

*a. Disrupt or divide the physical arrangement of an established community?	—	X	X
b. Have any substantial impact upon the existing character of the vicinity?	X	—	X

* Derived from State Environmental Guidelines, Appendix G, normally significant impacts.

The property is located south of Market Street and within the City's central business district. The project area contains a number of high-rise buildings, and a variety of uses including office, retail, and light commercial. The proposed project, along with other office projects proposed in the immediate vicinity, could alter the character of the vicinity by increasing the density of land uses. These matters will be discussed further in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
2. <u>Visual Quality</u> . Could the project:			
*a. Have a substantial, demonstrable negative aesthetic effect?		X	X
b. Substantially degrade or obstruct any scenic view or vista now observed from public areas?		X	X
c. Generate obtrusive light or glare substantially impacting other properties?		X	X

All of these issues will be discussed in the EIR.

3. Population. Could the project:

*a. Induce substantial growth or concentration of population?	X		X
*b. Displace a large number of people (involving either housing or employment)?	X		X
c. Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?	X		X

The proposed project would include demolition of a four-story building with a basement. Offices occupy the top three floors and there is a restaurant on the ground floor. Existing businesses would be relocated to the new structure to the extent possible. The Yank Sing and Eckers Restaurants have agreed to relocate within the proposed project. It is unknown at this time whether the other existing tenants would occupy space within the new structure. The issues relating to employment, growth inducement and housing will be analyzed in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
4. <u>Transportation/Circulation</u> . Could the project:			
*a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	X	—	X
b. Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards?	—	X	X
c. Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?	X	—	X
d. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	X	—	X

The project would cause an increase in traffic and would add incrementally to the cumulative demand for transit and parking. All of the above matters will be addressed in the EIR.

5. Noise. Could the project:

*a. Increase substantially the ambient noise levels for adjoining areas?	X	—	X
b. Violate Title 25 Noise Insulation Standards, if applicable?	—	X	X
c. Be substantially impacted by existing noise levels?	—	X	—

The sound levels near the site are typical of those found in downtown San Francisco and are dominated by vehicular traffic. Based upon measurements taken south of the project site at the corner of Jessie and Ecker Streets, immediately east of the site across Ecker Street, and immediately north of the site across Stevenson Street, the day/night average noise level (L_{dn})¹ is between 65 and 70 dBA.² The Environmental Protection Element³ contains guidelines for determining the compatibility of various land uses with different noise environments. For office uses the guidelines recommend no special noise control measures in an exterior noise environment up to a noise level (L_{dn}) of 70 dBA. Since the existing noise levels do not exceed the recommended guideline level for an office building, special noise insulation requirements would not be necessary in the building design, and further analysis is not required in the EIR.

The project does not contain a parking facility, therefore, there would be no audible increase in noise levels associated with project-related traffic. On-site noise generated by project operation would be expected to be minimal; however, construction noise will significantly impact the surrounding area. Noise impacts occurring during the construction period will be further analyzed in the EIR.

Title 25 Noise Insulation Standards are applicable to residential construction. These would not apply to the project since no on-site housing is proposed.

¹ Ldn, the day-night average noise level, is a noise measurement based on human reaction to cumulative noise exposure over a 24-hour period, taking into account the greater annoyance of nighttime noise (noise between 10 p.m. and 7 a.m. is weighted 10 dBA higher than daytime noise).

² Charles M. Salter Associates, letter of June 1, 1983.

³ San Francisco Department of City Planning, Environmental Protection Element, fully adopted by the Planning Commission September 19, 1974.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
6. <u>Air Quality/Climate.</u> Could the project:			
*a. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	—	X	X
*b. Expose sensitive receptors to substantial pollutant concentrations?	—	X	X
c. Permeate its vicinity with objectionable odors?	—	X	X
d. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?	X	—	X

Construction and operation of the proposed project would not violate any ambient air quality standard, expose any sensitive receptors to air pollutants or create objectionable odors. Construction activities would generate dust emissions from the action of wind over exposed earth surfaces. Such emissions could be suppressed by about 50% by twice daily watering of exposed earth surfaces.

Cumulative air quality impacts, sun shading and localized wind impacts will be discussed in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
7. <u>Utilities/Public Services.</u> Could the project:			
*a. Breach published national, state or local standards relating to solid waste or litter control?	—	X	X
*b. Extend a sewer trunk line with capacity to serve new development?	—	X	X
c. Substantially increase demand for schools, recreation or other public facilities?	—	X	X
d. Require major expansion of power, water, or communications facilities?	—	X	X

The proposed project would incorporate more extensive fire protection measures than the existing buildings on-site because of the more stringent fire and building code standards now in effect. However, highrises fronting on narrow streets and alleys present a potential hazard for evacuation should a circumstance arise requiring total evacuation of the buildings in the immediate project area. The Fire Department recommends that exiting be accessible to more than one street. The high pressure water mains on Jessie and Stevenson are old and small. Pressure may not be adequate to serve the area, requiring enlarging the existing mains. The project itself would not require additional personnel or equipment. As development continues, the need for an additional station, personnel and equipment increases.¹ A discussion of project-related and cumulative demands for fire services will be included in the EIR.

The proposed project is within the Southern Police District. The area is patrolled 24 hours a day by radio-dispatched patrol cars. The project would increase population and property on the site, which would increase the potential for crime. Additional personnel or equipment would not be required by the police department as a result of the project. Cumulative growth in the area could increase the demand for police services.²

A reduction in enrollment has been experienced in San Francisco public schools. The school district could accommodate any increase in school-aged children generated by the project.³

The 49 Stevenson project would not include a plaza. The site is adjacent to the Tishman Building Plaza and in close proximity to landscaped plazas included in other proposed projects.

The project would not generate excessive demand on urban parks or other recreational facilities in the City. The project is not expected to have any direct effect on the maintenance of public facilities.

There would be a net increase in the consumption of energy generated by the proposed office building. The existing electric and gas facilities in the vicinity of the project are adequate to serve the project. Some work, including trenching, may be required on Ecker Street in order to extend new services to the site. PG&E does not anticipate difficulty in providing the required amount of natural gas or electricity to the project.⁴ The building would conform to state standards for nonresidential buildings (Title 24 of the California Administrative Code).

The project would result in increased use of communication systems. Existing facilities on site are not adequate to serve the demands of the proposed office building and new facilities would be extended to the site. Pacific Telephone does not anticipate any difficulty in providing service to the site.⁵

The development would result in water consumption at the site of approximately 19,200 gallons per day. There is an eight-inch main on Stevenson Street of adequate size and capacity to serve the site.⁶

The amount of wastewater generated by the project would be about the same as the water consumed. There is a twelve-inch main on Stevenson which has adequate capacity to handle the sanitary flows generated by the project. Below this main lies the approximately seven-by-eight-foot North Point Main which transports wastewater to the North Point Treatment Center. Many sewer lines in the South of Market area are not adequate to meet the 5-year storm design criteria. Once the clean water facilities along The Embarcadero are in operation (the end of 1983), sewer lines will become adequate to meet this criteria.⁷

The proposed office building would generate about 1,700 pounds of solid waste per work day. The Golden Gate Disposal Company would remove solid waste and does not

anticipate problems in meeting the demands generated by the proposed project. The disposal company encourages the use of trash compactors to reduce the indirect traffic impact of transporting San Francisco's solid waste to Mountain View (beginning November 1, 1983, waste will be brought to a site in Altamont, Alameda County).⁸

¹Edward J. Phipps, Assistant Chief, Support Services, San Francisco Fire Department, letter communication, April 29, 1983.

²Jim Yeo, Planning and Research, San Francisco Police Department, telephone communication, May 17, 1983.

³San Francisco Unified School District, Proposal for Leasing and Selling Vacant Property, April 29, 1980, pages 28 and 29.

⁴George G. Pavana, Industrial Power Engineer, Pacific Gas and Electric, letter communication, April 26, 1983.

⁵Leo Ladner, Building Industry Consultant, Pacific Telephone, telephone communication, April 5, 1983.

⁶Cy Wentworth, Water Estimator, San Francisco Water Department, City Distribution Division, telephone communication, May 17, 1983.

⁷Mervyn Francies, Engineering Associate II, Bureau of Sanitary Engineering, telephone communication, May 17, 1983.

⁸Fiore Garbarino, Manager, Golden Gate Disposal Company, telephone communication, May 17, 1983.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
8. <u>Biology</u> . Could the project:			
*a. Substantially affect a rare or endangered species of animal or plant or the habitat of the species?	—	X	X
*b. Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?	—	X	X
c. Require removal of substantial numbers of mature, scenic trees?	—	X	X

The project site is totally covered by development. There are no plant or animal habitats on site. This matter does not require further discussion in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
9. <u>Geology/Topography</u> . Could the project:			
*a. Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction)?	—	X	X
b. Change substantially the topography or any unique geologic or physical features of the site?	—	X	X

Preliminary geotechnical and foundation investigations are in preparation. Pending completion of this investigation, geologic and topographic conditions will be discussed in the EIR.

10. Water. Could the project:

*a. Substantially degrade water quality, or contaminate a public water supply?	—	X	X
*b. Substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge?	—	X	X
*c. Cause substantial flooding, erosion or siltation?	—	X	X

There is no surface water at the site. The site is currently impervious, covered by existing buildings. The proposed project would not alter this situation. Runoff would continue to drain into the combined City storm/sewer system. These matters require no further discussion in the EIR.

11. Energy/Natural Resources. Could the project:

*a. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	—	X	X
b. Have a substantial effect on the potential use, extraction, or depletion of a natural resource?	—	X	X

The project would not encourage wasteful energy-related activities or have a substantial effect on the depletion of a natural resource. Project-generated and cumulative energy consumption impacts will be discussed in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
12. <u>Hazards</u> . Could the project:			
*a. Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?	—	X	X
*b. Interfere with emergency response plans or emergency evacuation plans?	—	X	X
c. Create a potentially substantial fire hazard?	—	X	X

The project would not create a potential public health hazard. An evacuation and emergency response plan would be developed as part of the proposed project (see D. Mitigation Measures, page 14). The project's emergency plan would be coordinated with the City's emergency planning activities. This issue will be discussed in the EIR.

New high-rise structures in San Francisco have been required to conform with the Life Safety provisions of the San Francisco Building Code since 1975, therefore, it is not anticipated that the project would create a substantial fire hazard. However, a discussion of project-related and cumulative demands for fire services will be included in the EIR.

13. Cultural. Could the project:

*a. Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study?	X	—	X
*b. Conflict with established recreational, educational, religious or scientific uses of the area?	—	X	—
c. Conflict with preservation of any buildings of City landmark quality?	—	X	X

The excavation required for the upgrading of foundations would occur in existing disturbed soils and the potential for encountering archaeological resources during construction would be limited. However, the project sponsor has included a mitigation measure as part of the project which addresses this improbable impact (see D. Mitigation Measures, page 14).

The structure located at 49 Stevenson is rated "C"¹ by the Foundation for San Francisco's Architectural Heritage (Heritage) and not rated in the architectural survey done by the Department of City Planning (DCP). The structure located at 53 Stevenson is rated "C" by Heritage and is rated "I"² in the DCP survey. The structure at 55 Stevenson was rated "C" by Heritage and not rated by DCP. Issues associated with cultural/architectural impacts will be discussed in the EIR.

¹A "C" rating indicates contextual importance and refers to buildings that provide a setting for more important buildings and add visual richness and character to the downtown area.

²Those buildings considered to have architectural value were rated by DCP as to the degree of architectural value from a low of "0" to a high of "5". Factors considered included architectural significance, urban design, context and overall environmental significance.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
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C. OTHER

Require approval of permits from City Departments other than DCP or BBI, or from Regional, State or Federal Agencies?

— X —

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Discussed</u>
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D. MITIGATION MEASURES

1. If any significant effects have been identified, are there ways to mitigate them?

X — — X

2. Are all mitigation measures identified above included in the project?

X — — X

MITIGATION MEASURES INCLUDED AS PART OF THE PROJECT:

1. An evacuation and emergency response plan would be developed by the project sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to ensure coordination between the City's emergency planning activities and the project's plan and to provide for building occupants in the event of an emergency. The project's plan would be reviewed by the Office of Emergency Services and implemented by building management insofar as feasible before issuance of final building permits by the Department of Public Works.

2. Should evidence of cultural or historic artifacts of significance be found during project excavation, the Environmental Review Officer and the President of the Landmarks Preservation Advisory Board would be notified. The project sponsor would select an archaeologist or other expert to help the Office of Environmental Review determine the significance of the find and whether feasible measures, including appropriate security measures, could be implemented to preserve or recover such artifacts. The Environmental Review Officer would then recommend specific mitigation measures, if necessary, and recommendations would be sent to the State Office of Historic Preservation. Excavation or construction which might damage the discovered cultural resources would be suspended for a maximum of four weeks to permit inspection, recommendation and retrieval, if appropriate.

Additional mitigation measures for the project will be discussed in the EIR if need is identified.

E. ALTERNATIVES

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
I. Were alternatives considered?	<u>X</u>	<u> </u>	<u>X</u>

Several alternatives to the proposed project were under consideration and will be discussed in the EIR.

F. MANDATORY FINDINGS OF SIGNIFICANCE

*1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

 X

*2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

 X

*3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.)

X X

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
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*4. Would the project cause substantial adverse effects on human beings, either directly or indirectly? X

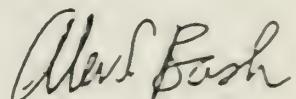
*5. Is there a serious public controversy concerning the possible environmental effect of the project? X

G. ON THE BASIS OF THIS INITIAL STUDY:

 I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

 I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers , in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

X I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Alec S. Bash
Environmental
Review Officer

for

Dean L. Macris
Director of Planning

Date: June 20, 1983

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